

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Kern County

State: CA

PJ's Total HOME Allocation Received: \$36,492,556

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	92.12 %	91.11 %	39	91.92 %	56		52
% of Funds Disbursed	72.40 %	82.09 %	77	82.65 %	5		10
Leveraging Ratio for Rental Activities	4.35	5.72	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	82.10 %	73.27 %	38	81.09 %	25		26
% of Completed CHDO Disbursements to All CHDO Reservations***	70.71 %	62.86 %	36	68.72 %	46		45
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.82 %	77.58 %	39	79.93 %	52		50
% of 0-30% AMI Renters to All Renters***	33.82 %	40.22 %	56	44.94 %	31		30
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.30 %	1	94.87 %	100		100
Overall Ranking:			In State:	27 / 92	Nationally:	43	49
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,263	\$32,812		\$25,717	482	Units	55.30 %
Homebuyer Unit	\$5,328	\$20,065		\$14,669	214	Units	24.50 %
Homeowner-Rehab Unit	\$38,794	\$26,734		\$20,391	176	Units	20.20 %
TBRA Unit	\$0	\$2,804		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kern County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,112	\$48,895	\$42,669
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	16.8	26.9	48.3	0.0	Single/Non-Elderly:	27.8	12.3	13.1	0.0
Black/African American:	8.5	1.4	3.4	0.0	Elderly:	2.5	3.8	67.0	0.0
Asian:	0.2	0.0	0.0	0.0	Related/Single Parent:	17.0	14.2	5.7	0.0
American Indian/Alaska Native:	0.6	0.9	2.3	0.0	Related/Two Parent:	38.2	56.6	8.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	14.5	13.2	5.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.2	0.9	0.0	0.0					
ETHNICITY:									
Hispanic	73.7	69.8	46.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	22.4	13.7	42.6	0.0	Section 8:	5.4	0.0 [#]		
2 Persons:	9.1	12.7	34.7	0.0	HOME TBRA:	2.3			
3 Persons:	15.4	21.7	9.1	0.0	Other:	28.4			
4 Persons:	21.2	25.5	8.0	0.0	No Assistance:	63.9			
5 Persons:	17.2	16.0	3.4	0.0					
6 Persons:	9.8	6.1	2.3	0.0					
7 Persons:	2.9	2.8	0.0	0.0					
8 or more Persons:	2.1	1.4	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			63	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kern County

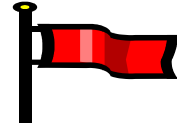
State: CA

Group Rank: 43
(Percentile)

State Rank: 27 / 92 PJs

Overall Rank: 49
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	82.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	70.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.82	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	4.71	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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